

**Building Restrictions
ONLY ON TRACTS 1 - 24**

1. These building restrictions are incorporeal immovables and real rights and shall be binding on all lot owners, their heirs, devisees or assigns for a period of thirty (30) years from the date of June 1, 2006.
2. Lots are for residential purposes only. No commercial business, i.e., repair shop, manufacturing, etc. shall be conducted on any tract. This would not prevent an owner from having a home office operated out of a residence built upon the property.
3. This property use is intended for permanent and second home sites as well as recreation property. The intent of these restrictions is not to prevent an owner from coming to the property seasonally and spending a short period of time camping, using a motor home or a camper as a shelter. However, no motor home or camper shall be used for shelter on any lot for a period of greater than 90 consecutive days and in no manner used as a permanent dwelling. Periodic tent camping is allowed under these covenants.
4. No livestock are allowed on tracts smaller than 5 acres. All livestock (where allowed) and all domestic animals must be fenced. All fences must be maintained in a state of good repair. All driveway connections must be piped so as to not restrict ditch line water flow.
5. No activity shall be carried on upon any lot which may pose a health hazard to adjoining property owners.
6. No structure of a temporary character, trailer, single-wide mobile homes, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a permanent residence. This does not prevent construction of modular homes, double-wide or triple-wide mobile homes. All homes must be on a permanent foundation.
7. No exposed concrete, cinder or concrete masonry foundation shall extend above finish grade so as to be visible from an adjoining property.
8. Trash, garbage or other waste shall not be kept except in sanitary containers. Non-operating vehicles or unlicensed vehicles, unused objects or apparatus, or clutter of any kind or any portion thereof, shall not be permitted to remain on any parcel.
9. Minimum living space shall be as follows:
 - (1) Single story dwelling shall have a minimum floor space of 1,200 square feet.
 - (2) Two story dwelling shall have a minimum floor space of 1,800 square feet.
 - (3) Building set backs shall be 25 feet from all boundaries, or at least the minimums required by local statute, whichever are greater.

Buyer

Buyer

Seller:

By: _____

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